

INFILL DEVELOPMENT

“Fitting In – But How?”



The Hintonburg S I X

A review of a successful infill project in Ottawa's
Hintonburg neighbourhood

Background

- What is infill?
- Why is it happening?
- Why is the discussion timely?
- 3 reasons why some infill developments don't fit in

The Hintonburg S I X & and its design approach

- A one storey home is replaced by 6 homes
(4 single family homes & 1 semi-detached)

What is Infill?

Infill development is filling gaps in an existing urban fabric.

- Demolish and replace existing buildings
- Adding on to existing buildings
- Underutilized land
- Vacant land



Why is it happening?

- Growing in rather than growing out is a sustainable way to grow a city (intensification movement).
- Movement back to the city – for the lifestyle, the amenities...



Why is this discussion timely?

Municipalities are struggling to craft regulations which will ensure that infill projects fit in

- Zoning bylaws
- Design guidelines



3 Reasons Some Infill Developments Don't Fit In

1. House size & small lots
2. Car storage
3. Design effort

1. House size & small lots

1970's

- Average new single family dwelling was 1075 square feet
- Average household had 4.5 people
That's 239 square feet per person.

2011

- Average new home was 2300 square feet
- Average household had 2.5 people or
920 square feet per person.



2. Car storage



The need to store not one, but 2 cars inside the house



3. Design effort

Infill design is about knitting into an existing built fabric, and it takes time in order to:

- Understand the nuances of an urban fabric
- Be neighbourly and courteous
- Deal with some archaic rules and regulations

Design Approach “The How”



An example of the intensification of residential land through infill where 1 home is replaced by 6 homes.



127 Armstrong, 2007.



THE HINTONBURG S I X 2013

Historical Research

- To be inspired by the history of the place
- To understand why the built fabric is what it is
- To formulate an authentic narrative that can underpin the design plan

Some background on Hintonburg/ Mechanicsville

- Ottawa's 1st industrial suburb
- a working class village annexed to Ottawa in early 1900's
- cheap land that was walking distance to pulp mills, lumbering, construction work, and a foundry
- surrounded by railways to the north, south, and east
- skewed grid built off old Richmond Road
- small, simple, self-built homes
- built close to the street
- built close together
- 2 storeys

— **NOTES** —

CITY LIMIT SHOWN THUS: ————

WARD BOUNDARIES SHOWN THUS: ————

FIRE LIMITS " " " " " "

N.B. FIRST FIRE LIMIT COLORED GREY

SECOND " " " " YELLOW

BOUNDARY OF VOLUME I IS EDGED IN RED

" " " " II " " GREEN

" " HULL PLAN " " ORANGE

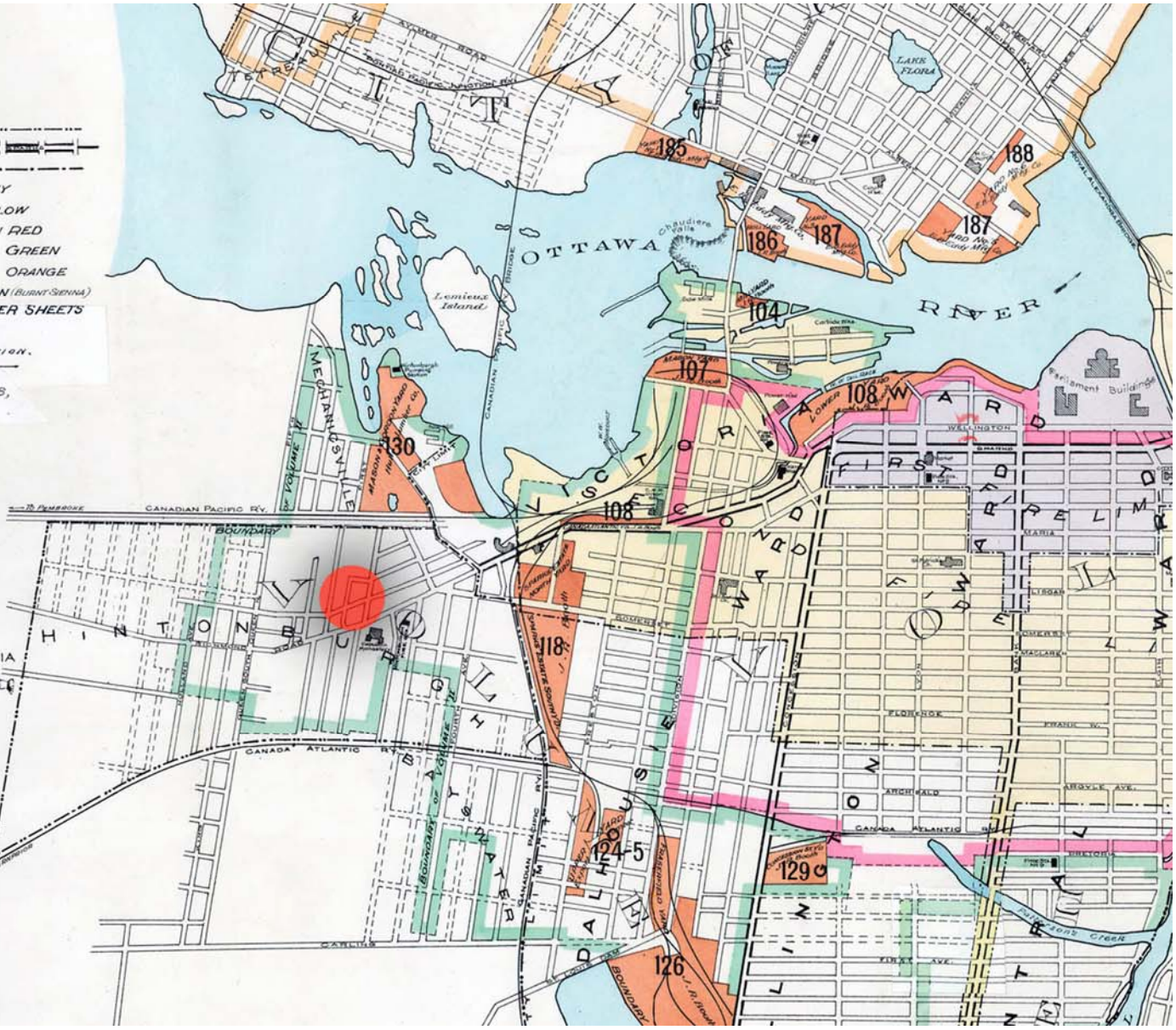
LUMBER YARDS ARE COLORED DEEP TAN (BURN'T-SERRINA)

NUMBERS THUS: **130** REFER TO LUMBER SHEETS

SHEETS Nos 131, 132, 140, 142, 143 & 144 RESERVED FOR FUTURE EXTENSION.

N.B. FOR REVISED CITY LIMITS, FIRE LIMITS &c. SEE KEY PLANS 'D' & 'E'

ABOUT 6 MILES TO BRITANNIA
SEE SHEETS 167 & 168





1902

THE BUILT FABRIC OVER TIME

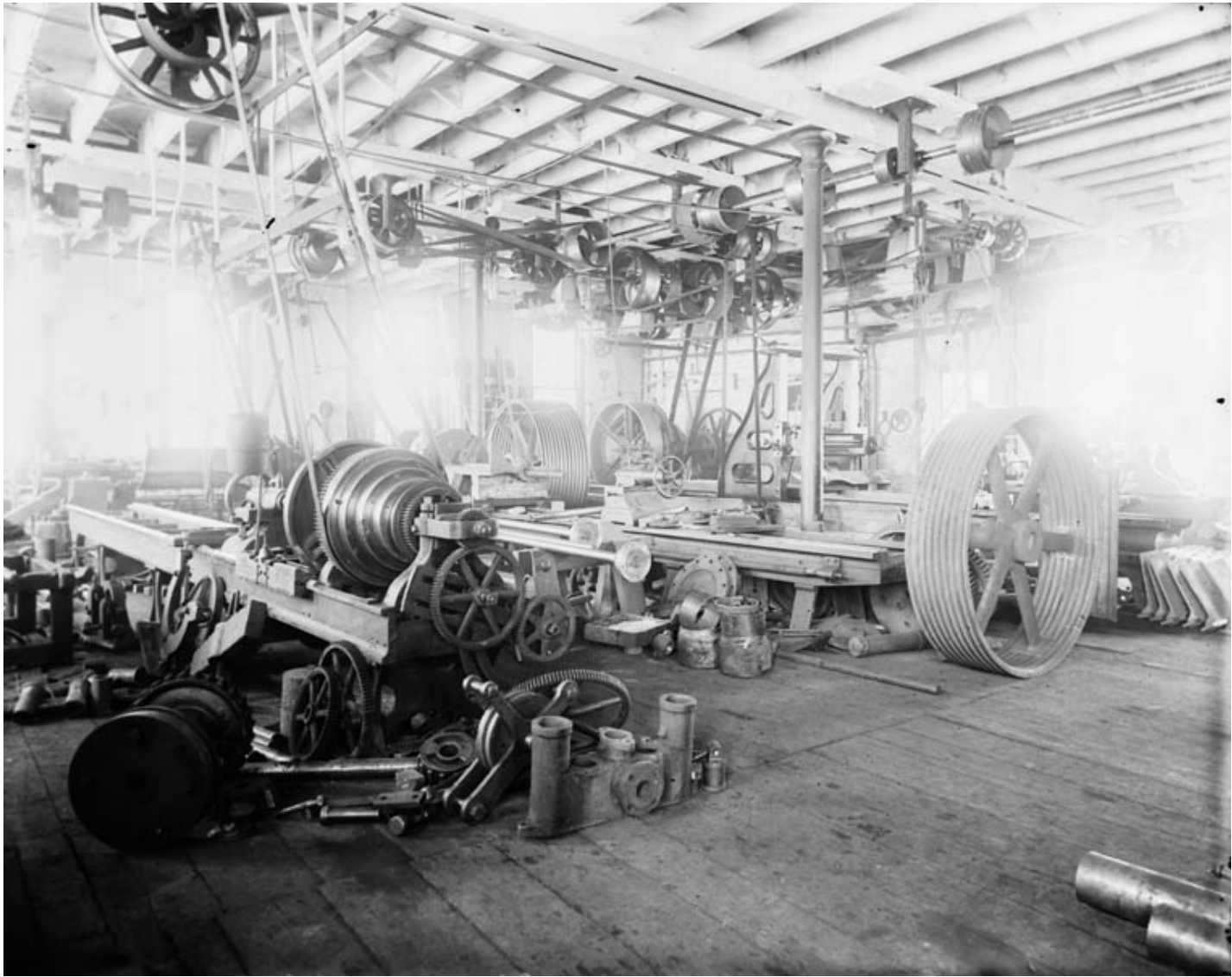


1902



2007





Capital Wire Cloth



Byron Streetcar



c.1915



2013

THE DESIGN & THE BYLAWS



DEVELOPMENT PERMITTED BY BYLAW
- 5 UNIT ROW HOUSE



DEVELOPMENT PROPOSED
- 4 SINGLES + 1 SEMI - DETACHED



LADOUCEUR & CARRUTHERS



GRANT & PARKDALE

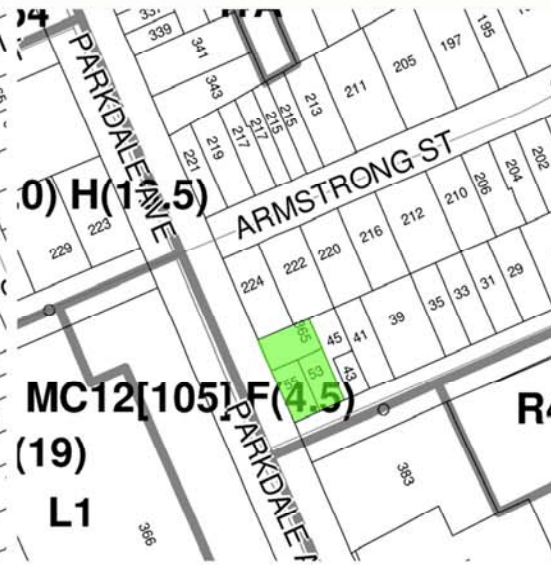


OXFORD & PARKDALE



223 CARRUTHERS AVE - LOT AREA: 598 SQ.FT.
LOT SIZE: 13' X 45.5'

227 CARRUTHERS AVE- LOT AREA: 829 SQ.FT
LOT SIZE: 18' X 45.5'



53 GRANT ST- LOT AREA: 1280 SQ.FT
LOT SIZE: 25' X 51'

55 GRANT ST- LOT AREA: 1280 SQ.FT
LOT SIZE: 25' X 51'

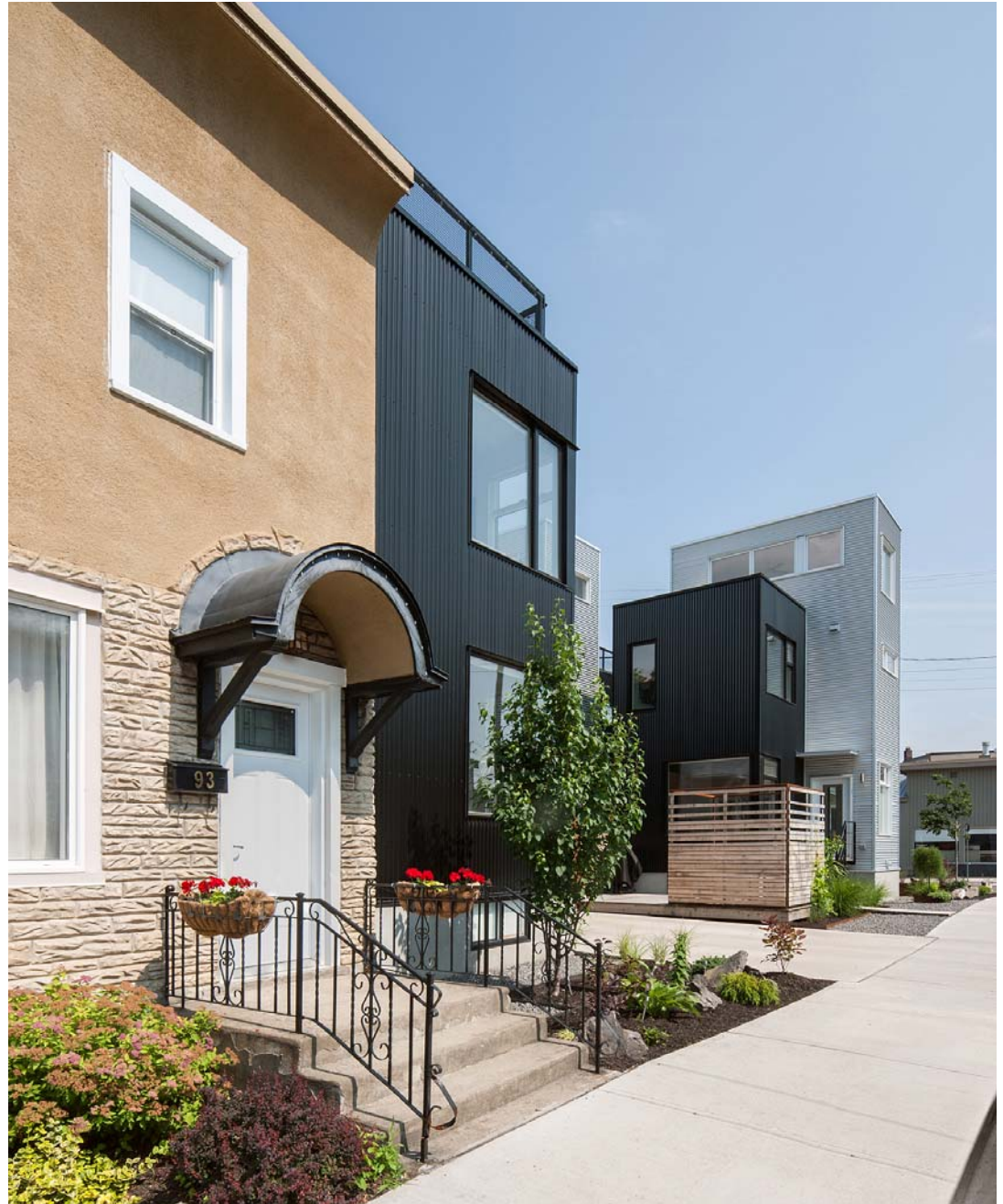


32 OXFORD ST- LOT AREA: 1000 SQ.FT
LOT SIZE: 25' X 40'

337 PARKDALE AVE- LOT AREA: 925 SQ.FT
LOT SIZE: 18.5' X 50'

339 PARKDALE AVE- LOT AREA: 1075 SQ.FT
LOT SIZE: 21.5' X 50'

The Design & Fitting In





PINHEY STREET



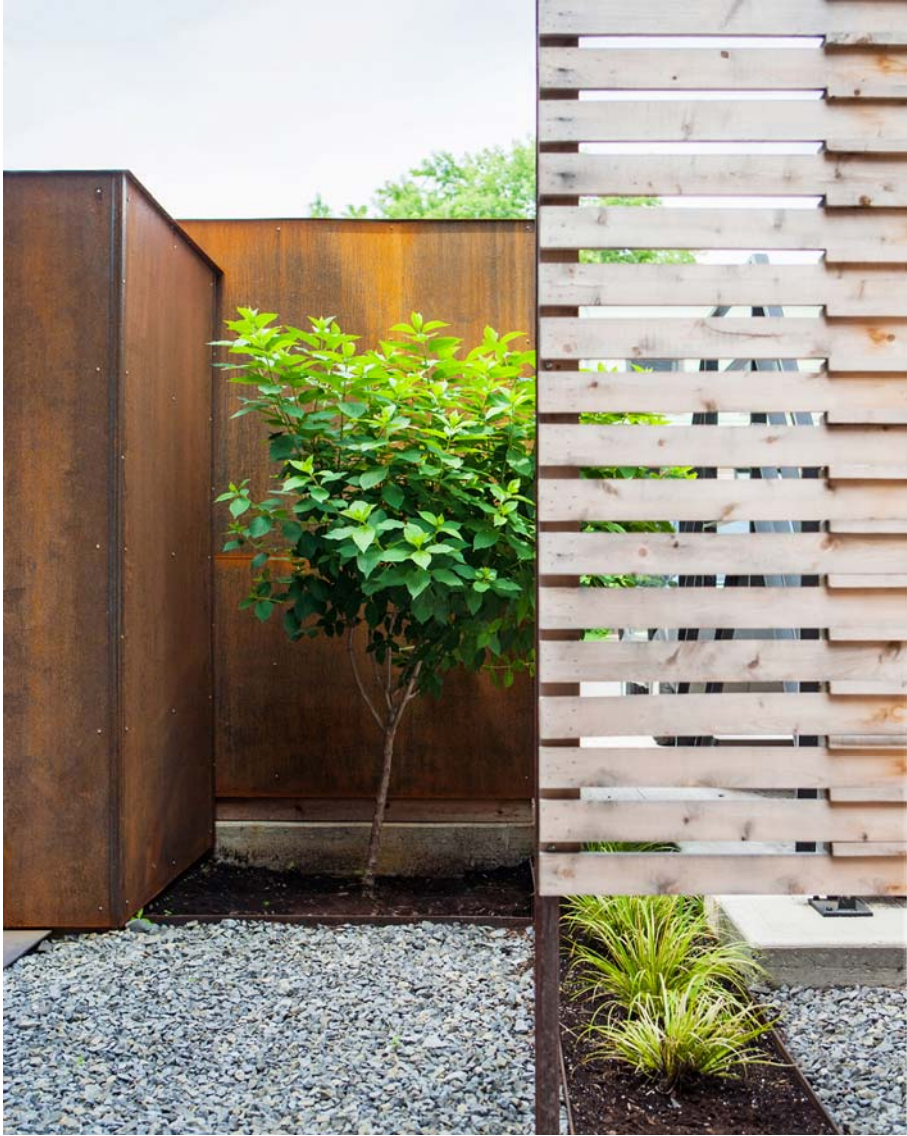


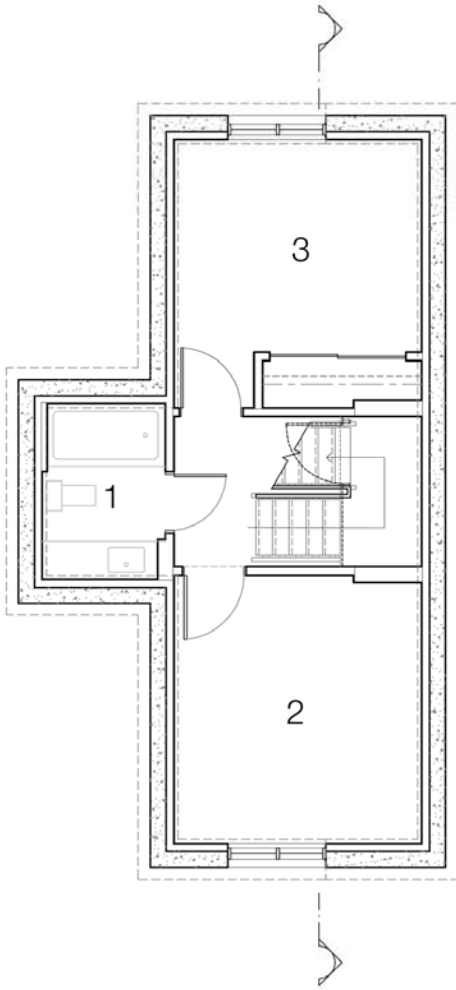




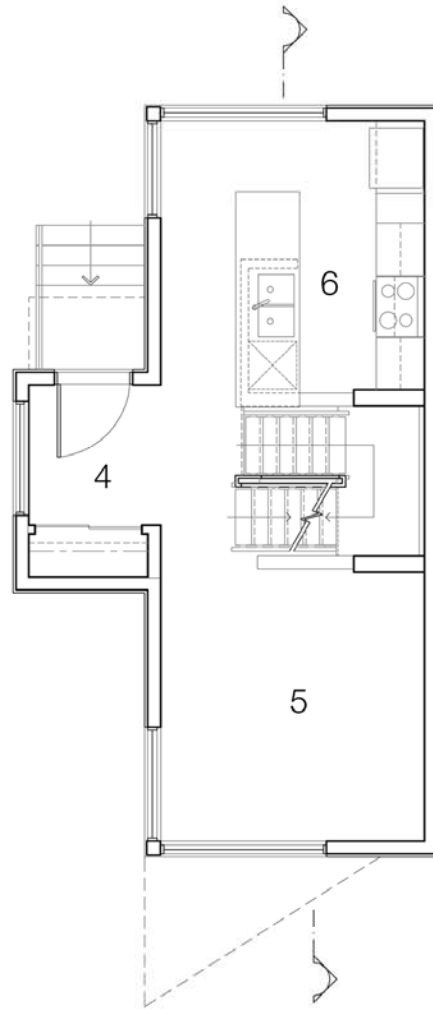








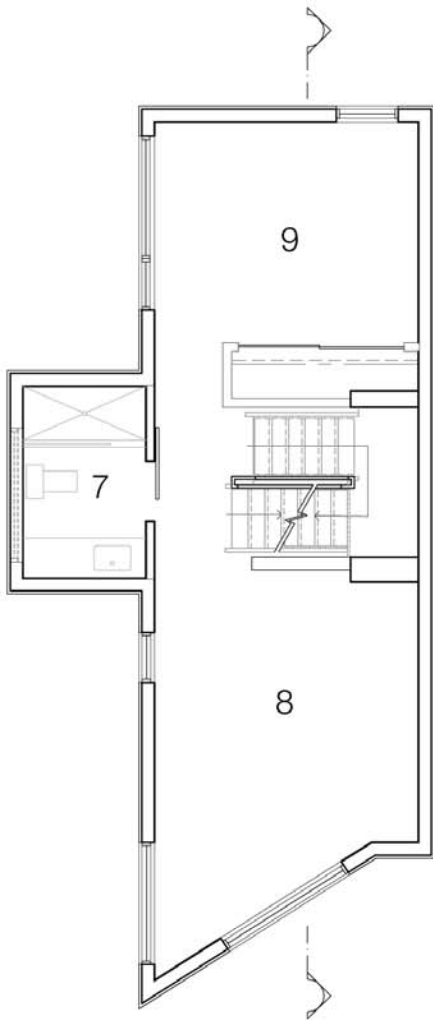

BASEMENT PLAN
NTS



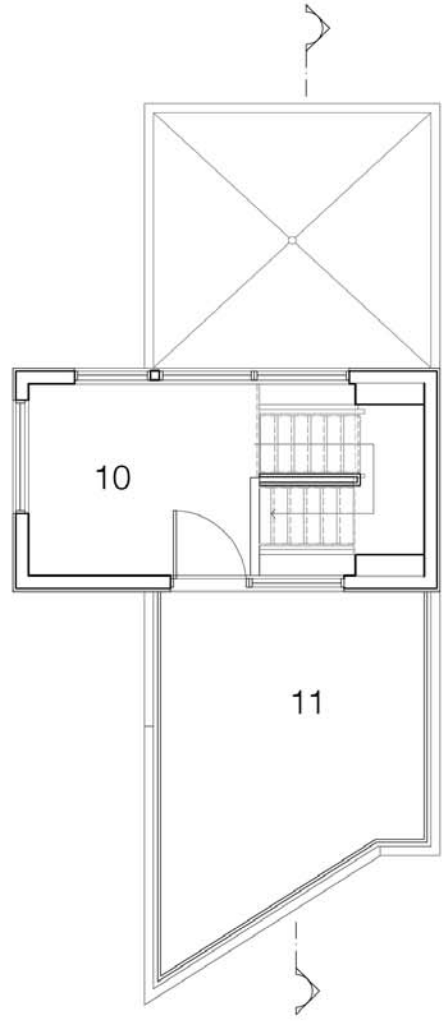

GROUND FLOOR PLAN
NTS

LEGEND

- 1 WASHROOM
- 2 MECHANICAL/STORAGE
- 3 BEDROOM
- 4 ENTRY
- 5 DINING
- 6 KITCHEN

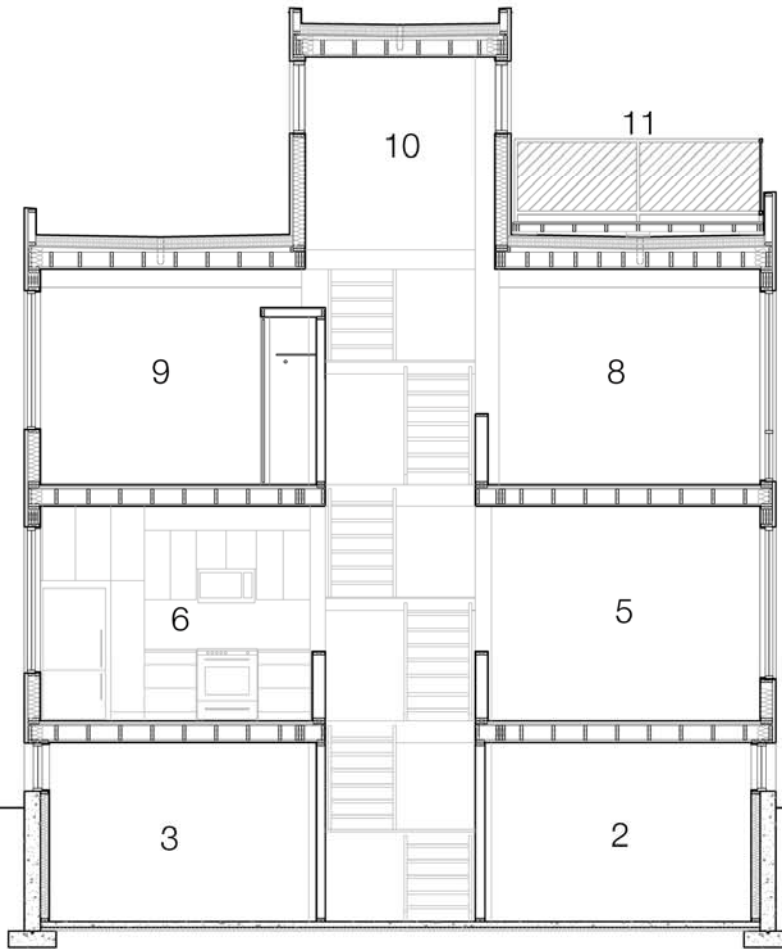



SECOND FLOOR PLAN
 NTS




LOFT PLAN
 NTS

- LEGEND**
 7 WASHROOM
 8 LIVING
 9 BEDROOM
 10 STUDIO
 11 ROOF DECK



- LEGEND
- 2 MECHANICAL/STORAGE
 - 3 BEDROOM
 - 5 DINING
 - 6 KITCHEN
 - 8 LIVING
 - 9 BEDROOM
 - 10 STUDIO
 - 11 ROOF DECK

SECTION
NTS







